

16-0-5-17-66
Dart B.
16-0-5C

GERALD J. HART and MAE MARIE HART

of Waterville, Kennebec County, State of Maine
(being ~~un~~married) for consideration paid,

grant to THOMAS J. POLLARD and ROBIN A. POLLARD

017176

NO TRANSFER
TAX PAIDof Fairfield, Somerset County, State of Maine
with warranty ~~covenants~~, as joint tenants, the land in Waterville, Kennebec
County, State of Maine, situate easterly of the West River Road, bounded and
described as follows:

Beginning at a steel pin to be set on the northerly side of a proposed right-of-way with an identification cap marked "Thomas Wendell RLS No. 1266", said pin to be located S 60° 53' E a distance of 40.0 feet, more or less, from the southeast corner of land of Arthur L. and Margaret H. Hanson as recorded in Kennebec Registry of Deeds, Book 2789, Page 180; thence on a 1988 magnetic bearing of N 42° 38' E along land to be conveyed to said Hansons a distance of 176.7 feet, more or less, to a steel pin and land of Edward J. and Shelley B. Ronco as recorded in said Registry, Book 2684, Page 267, said pin marking the northeast corner of land of said Hansons; thence S 60° 54' E along land of said Ronco a distance of 98.6 feet, more or less, to an iron pipe marking the southeast corner of land of said Ronco; thence continuing S 60° 54' E along land to be retained by said Harts a distance of 108.9 feet, more or less, to a steel pin to be set with an identification cap marked "Thomas Wendell RLS No. 1266"; thence S 48° 10' W along the land of said within grantors a distance of 121.9 feet, more or less, to a point; thence continuing S 48° 10' W along the land of Harts a distance of 60.0 feet, more or less, to a steel pin on the northerly line of a proposed right-of-way to be set with an identification cap marked "Thomas Wendell RLS No. 1266"; thence N 60° 53' W along a proposed right-of-way a distance of 189.5 feet, more or less, to a steel pin to be set and the point of beginning.

Together with a right-of-way in common with Grantors, their heirs and assigns and others from the easterly side of the West River Road, easterly along the southerly line of said land of said Hanson and along the southerly side of the herein described parcel. Said right-of-way to be 57 feet, more or less, in width for the purpose of ingress, egress and the installation and maintenance of utilities as deemed necessary by the herein grantees. Grantees shall pay their proportionate share of the costs of maintaining said road.

The herein described parcel contains approximately 34,110 square feet, more or less, and is a portion of the premises conveyed to the within grantors by deed of Frank T. and Dorothy Dusty, dated September 14, 1983, recorded in Kennebec Registry of Deeds, Book 2609, Page 16. Said parcel is shown as Lot 1 on plan entitled "Two Lot Subdivision for Gerald J. and Mae Marie Hart" by Rowe & Wendell, Engineering & Surveying, dated July 18, 1988, to be recorded in Kennebec Registry of Deeds.

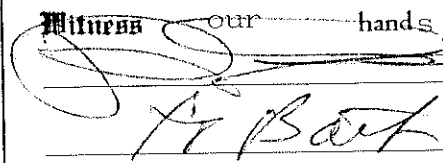
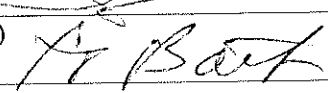
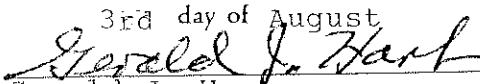
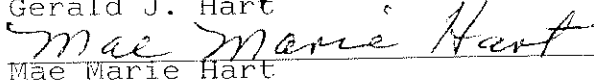
Also conveying an easement for maintaining an underground drainage bed for a septic tank on the following portion of Parcel 2 as shown on said Plan: Beginning at the northeasterly corner of Parcel 1 on said Plan; thence running S 48° 10' W along the easterly line of Parcel 1, 40 feet; thence running S 60° 54' E 20 feet; thence running N 48° 10' E 40 feet to the northerly line of Parcel 2; thence running N 60° 54' W along the northerly line of Parcel 2, 20 feet to the point of beginning.

Gerald J. Hart and Mae Marie Hart, husband and wife, each
~~wife of said grantor, joins as grantor and releases all rights by deed or otherwise in the premises being conveyed.~~ xxxxxxxxxxxx19xx

Witness our hands and seals this

3rd day of August

1988




 Gerald J. Hart

 Mae Marie Hart

State of Maine, County of Kennebec

ss.:

1988

Then personally appeared the above named

Gerald J. Hart

and acknowledged the foregoing instruments to be his

free act and deed.

My Commission expires
on May 25, 1993

Before me,

Richard C. Goodhue

☐ Justice of the Peace
☐ Attorney at Law
☒ Notary Public

 1988 AUG -4 AM 5:00
 RECEIVED KENNEBEC CO
 ATTEN: Maine State House
 REGISTER OF DEEDS